

## HISTORIC PRESERVATION REVIEW BOARD

Thursday, August 2, 2007, @ 3:00 PM

Administrative Conference Room, First Floor, Lewiston City Building

### FINAL MINUTES

- I. Roll Call:** This meeting was called to order at 3:00 p.m. and was chaired by William Clifford.
- Members Present:** William Clifford, Philip Meldrum, Douglas Hodgkin, Rick Morris, Eric Hirshler, and Maurice Gilbert
- Associate Members Present:** Mark Lee & David Desjardins
- Members Absent:** Jack Milo
- Guests:** Daniel Beauchesne, Tim Delorme, Joan Cote, Justice Paul Cote, Richard Hamann, Esq., Mr. Dorsey and Peter Anderson
- Staff Present:** Gildace Arsenault, Director of Planning & Code Enforcement, and Cathy Lekberg, Administrative Assistant, Economic & Community Development

*William Clifford, Chairman, appointed Mark Lee, as a Full Member, for this meeting in lieu of Jack Milo being absent.*

#### **II. New Business:**

- A. 54 Pine Street – Certificate of Appropriateness – Waiver of 90-Day Demolition Delay –** Joan Cote, the owner of the Bradford House was represented at this meeting by her lawyer, Richard Hamann. Richard stated that there had been a fire on July 4, 2007 at 54 Pine Street and the building now has extreme water and structural damage. He stated that the cost to renovate this building was too high for Joan Cote even with the insurance money. He said that it would cost \$1.9 million to restore this building and this did not include an elevator for the third floor. This building had 4,100 square feet of rentable space and they would have to charge \$30.00 a square foot to the tenants for the owner to be able to pay for the restorations. The building is structurally unsafe and now there is mold throughout from the water damage. Rick Morris asked if they had discussed another use for the building. Richard responded that the rent would be too high for any type of tenancy. He stated the contractor, Mr. Chabot evaluated the building and found it structurally unsound. Rick Morris asked if they had an engineering or architectural firm evaluate the building, and Richard's response was "no". He continued by saying that the building is a liability for Joan Cote as long as it is standing because of falling slate from the roof. Gil Arsenault stated he agrees that the building's damage is extensive and that restoring it would be too costly. Bill Clifford asked about the lime mortar on the building. Richard said that water had weakened the mortar. The water poured down the entire building and the majority of damage was inside. Gil stated that heat was a big part of the destruction of the mortar.

Philip Meldum asked if there are any historical features inside the building. Richard responded with "no". Rick Morris stated that they did not have enough information on the building and suggested that they come back to the next meeting with more. Richard stated that more information will not make it less likely that it will be demolished. Rick Morris stated there could be a chance to restore it in those 90 days. Richard stated that the figures were way out of line and too expensive. Maurice Gilbert agreed with Rick that they needed more information. Bill Clifford also agreed that there was not enough information and also that there might be someone that would want to restore the building. Eric Hirshler stated that engineering and architectural studies are needed. Maurice Gilbert asked if they would rebuild after the demolition. Richard stated that they would not, and that the Sun Journal may have an interest in the property. Douglas Hodgkin stated he was wary about voting for this waiver but could see the point of the building being demolished. Doug stated that the clincher for him to demolish it was the condition of the mortar.

The following motion was made.

**MOTION:** by **Philip Meldrum** to approve the Waiver of the 90-Day Demolition Delay Provisions for 54 Pine Street. Second by **Mark Lee**.

**VOTED:** 4-3 (Passed).

**B. 297 Lisbon Street - Certificate of Appropriateness.** This item was brought to the Board to get approval for a new sign to be hung at 297 Lisbon Street. Philip Meldrum asked if the new sign would be hung with the original hardware and Tim Delorme of Sign-a-Rama said he would like to use as much of the existing hardware as possible. Tim explained that the sign is 36" x 48" and ¾" thick. He explained that the color green on the computer-generated rendering was a little light and that it would be a richer green. He also stated that it would be made of MDO board, which would protect the sign from the weather. Rick Morris asked if it will swing. Tim responded "no".. He will also put a bottom mount on it so it won't swing. Eric Hirshler said he did not think the sign was appropriate for this building. He read the ordinance to the Board regarding this. He stated that the lettering and font on the sign does not fit the building. Phil Meldum asked if Tim had any other ideas for fonts. Tim responded that there are many different fonts that could be used. Eric stated the sign should be black with white lettering and also should be rectangular-shaped. Bill Clifford asked Daniel Beauchesne if he would be opposed to designing a new sign to fit the building. Daniel and Tim responded they would not mind submitting a different sign with the appropriate lettering and shape. Doug Hodgkin suggested sending Tim a copy of the design manual. This item was tabled until the next meeting when a new submittal will be reviewed.

The following motion was made.

**MOTION:** by **Douglas Hodgkin** to table this matter until the next meeting for submission of new signage. Second by **Maurice Gilbert**.

**VOTED:** 7-0 (Passed).

**III. Old Business: RFP review regarding Main and Frye Streets Historic District.** Bill Clifford stated that the Board had voted for Ann Morris to prepare the documents for the Main and Frye Streets Historic District. Gil stated that Ann is very excited to do this work. Bill suggested inviting Ann to the next meeting so all Board members could meet her. Gil stated he would call and invite her to attend.

Rick Morris mentioned to the Board that he knew a person that could explain the procedure of restoring historic windows, rather than replacing them with replacement windows. He asked the Board if they would be interested in learning more about this. The Board all agreed that this would be very interesting. Rick will get in touch with this person and add it to the next agenda for September 6, 2007.

**IV. Minutes:**

**Draft Meeting Minutes for June 28, 2007.** The following motion was made.

**MOTION:** by **Douglas Hodgkin** to approve the June 28, 2007 Minutes with one change. Second by **Maurice Gilbert**.

**VOTED:** 7-0 (Passed).

**V. Adjournment.** The following action was made to adjourn this meeting.

**MOTION:** by **Douglas Hodgkin** that this meeting adjourn at 4:04 p.m. Second by **Philip Meldrum**.

**VOTED:** 7-0 (Passed).

The next regularly scheduled meeting is for Thursday, September 6, 2007, at 3:00 p.m.

Respectfully submitted,

Catherine Lekberg, Administrative Assistant – Economic & Community Development